

TOWN OF CULPEPER



POPULATION GROWTH, BUILDING PERMITS & GROWTH AREAS

April 1, 2013

POPULATION GROWTH

SOURCE: WELDON COOPER CENTER

YEAR	POPULATION (Town and County Total)	GROWTH RATE (APPROXIMATE)
2000	34,436	--
2001	34,976	1.57%
2002	36,823	5.28%
2003	37,150	0.89%
2004	38,930	4.79%
2005	41,541	6.71%
2006	43,316	4.27%
2007	45,217	4.39%
2008	45,975	1.68%
2009	45,825	-0.33%
2010	46,689	1.89%
2011	47,144	0.97%
2012	47,732	1.25%

Town of Culpeper

Population Estimates

- Current Population: 16,379 (2010 U.S. Census using a 1.7% annual growth rate)
- 2020 Projection: 19,163
- 2030 Projection: 22,421
- 2040 Projection: 26,233
- Persons Per Household: 2.77

SOURCE: 2010 U.S. Census

RESIDENTIAL BUILDING PERMITS

Year	County Permits	Town Permits	TOTAL
2000	285	45	330
2001	364	62	426
2002	450	137	587
2003	317	298	615
2004	325	576	901
2005	306	340	646
2006	307	338	645
2007	142	106	248
2008	70	18	88
2009	42	7	49
2010	57	35	92
2011	53	86	139
2012	76	74	150

Town of Culpeper

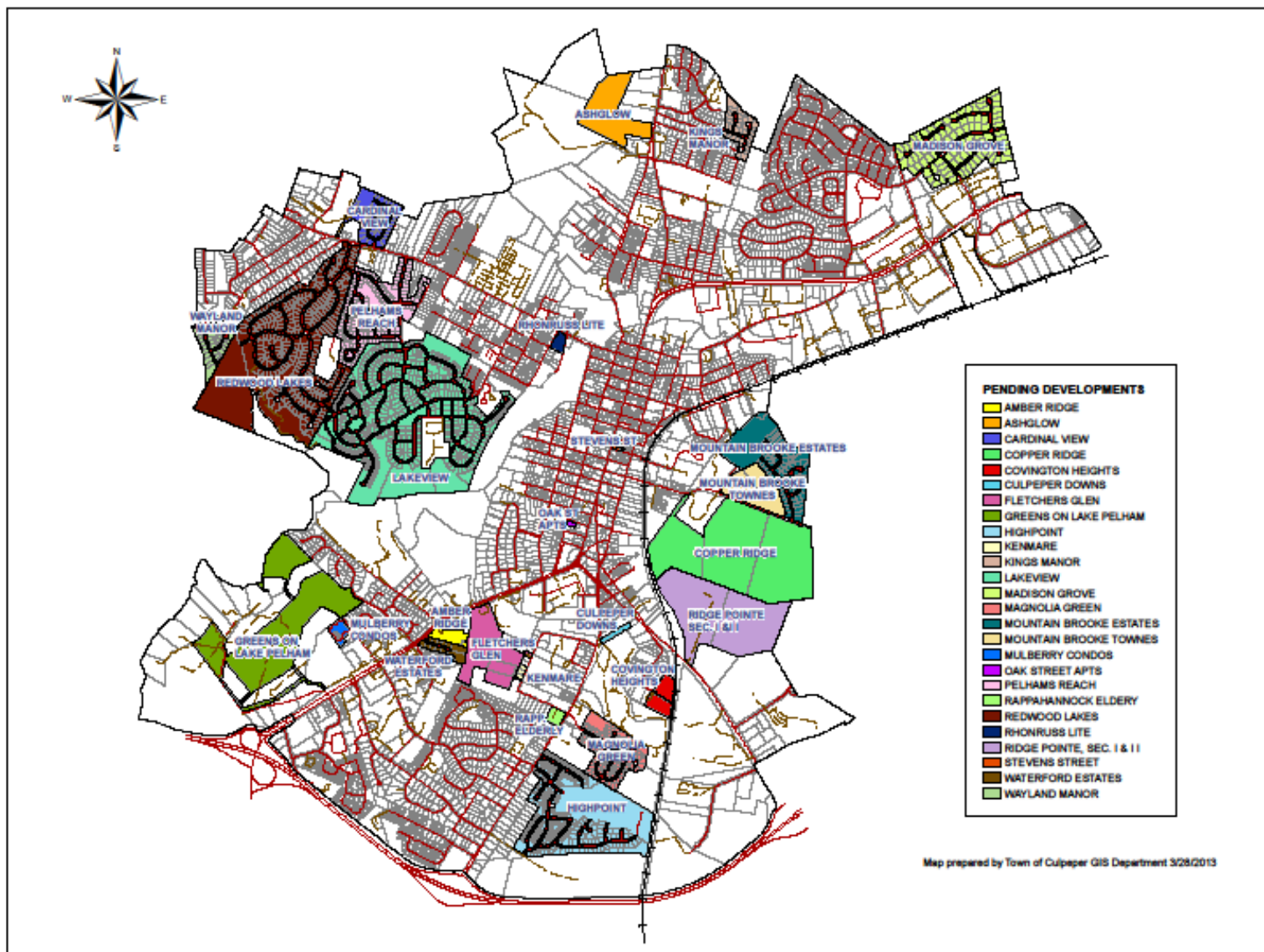
Pending Developments

DEVELOPMENT NAME	TOTAL UNITS	CONSTRUCTED	UNITS REMAINING
Amber Ridge	11	0	11
Ashglow	136	0	136
Cardinal View	52	17	35
Copper Ridge	392	0	392
Covington Heights	68	0	68
Culpeper Downs	34	0	34
Fletcher's Glen	115	0	115
Greens on Lake Pelham	156	0	156
Highpoint	384	266	118
Kenmare	10	0	10
Kings Manor	30	15	15
Lakeview	565	549	16
Madison Grove	94	74	20
Magnolia Green	100	18	82

Town of Culpeper Pending Developments, Continued

DEVELOPMENT NAME	TOTAL UNITS	CONSTRUCTED	UNITS REMAINING
Mountain Brooke Estates	101	27	74
Mountain Brooke Townes	126	0	126
Mulberry Condos	54	24	30
Oak Street Apts.	4	0	4
Pelham's Reach	183	143	40
Rappahannock Elderly	24	0	24
Redwood	303	245	58
Rhonruss Lite	12	0	12
Ridge Pointe – Sec I & II	310	0	310
Stevens Street	5	0	5
Waterford Estates	12	8	4
Wayland Manor	24	4	20
Total	3,305	1,390	1,915

NOTE : Only developments with a current site plan on file are included in the figures. Developments with preliminary plans are not included.

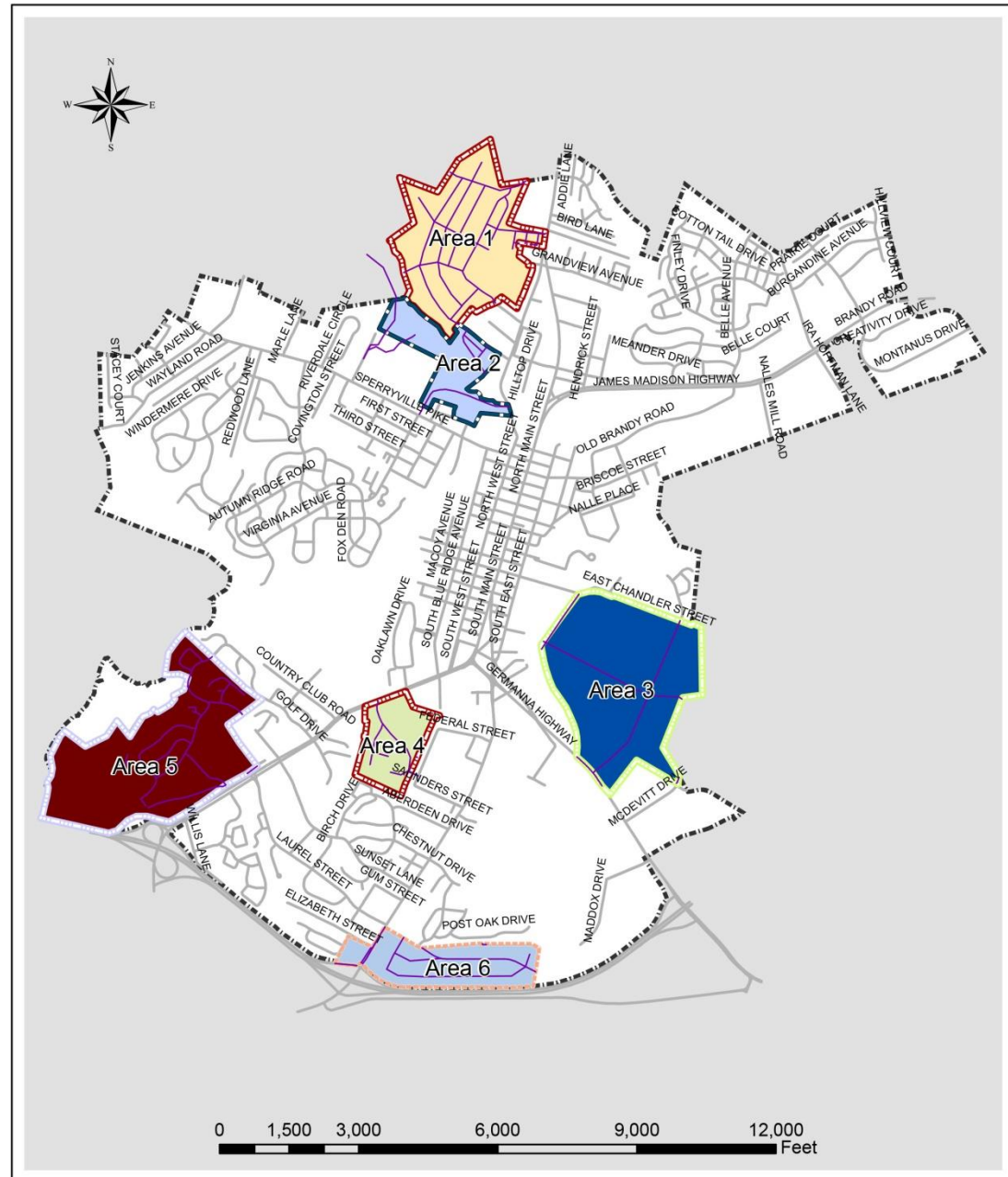


Map Showing Locations of Pending Developments

Town Growth Areas

Although most of the land within the Town is committed to existing land use or approved site plans as shown in the previous slides, the Town's Comprehensive Plan identifies six growth areas.

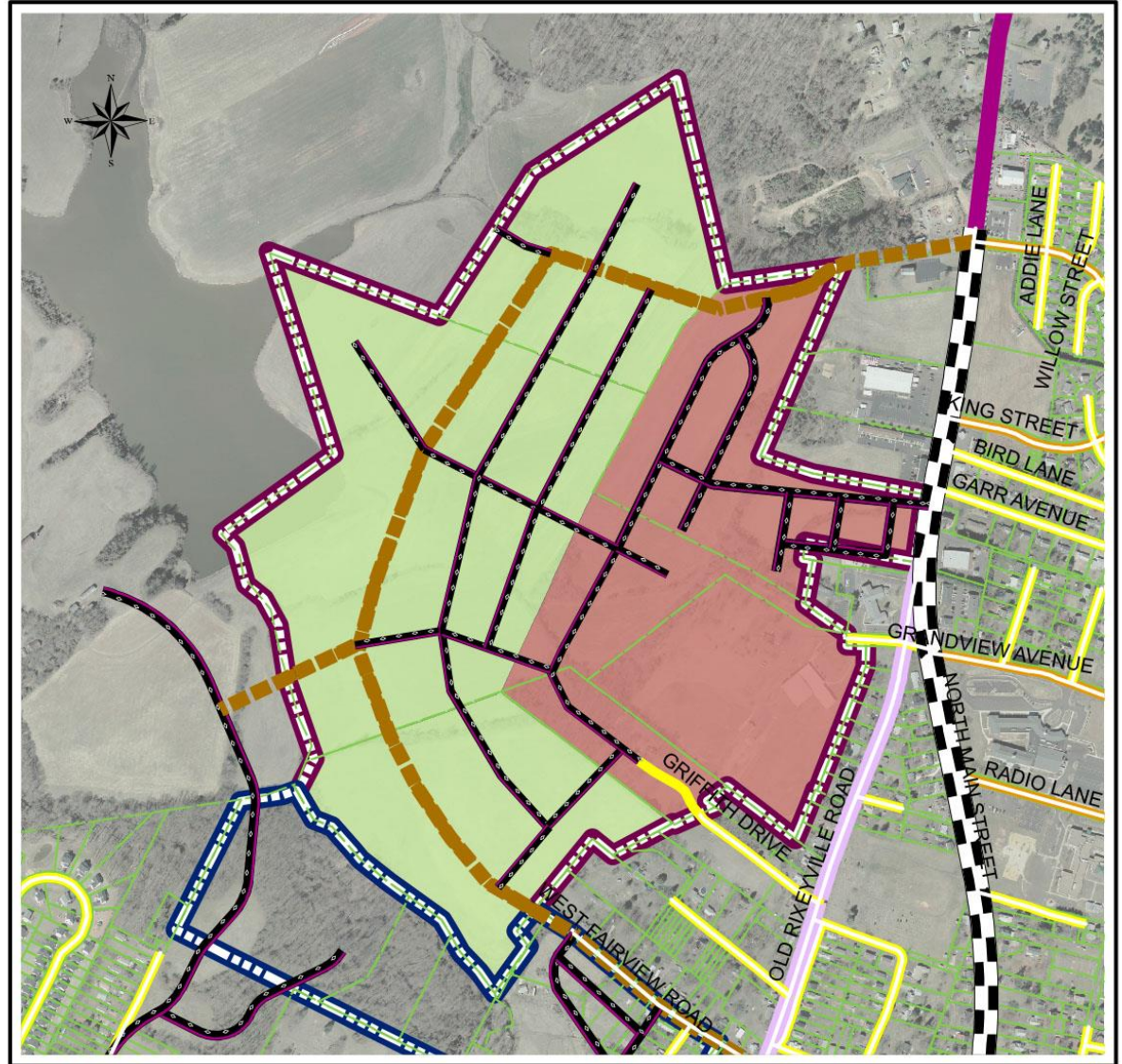
1. Area 1 to the north, located near Route 229;
2. Area 2 to the north, located off Old Rixeyville Road;
3. Area 3 to the east of downtown, located off E. Chandler Street;
4. Area 4, located near Southgate Shopping Center;
5. Area 5, to the south near Route 29; and
6. Area 6, to the south near Route 15.



Town Growth Areas #1

Growth area 1 is located near Old Rixeyville Road:

- Contains 183 acres;
- This area is listed in pending developments as Ash Glow, with 136 residential housing units.
- No development has occurred.



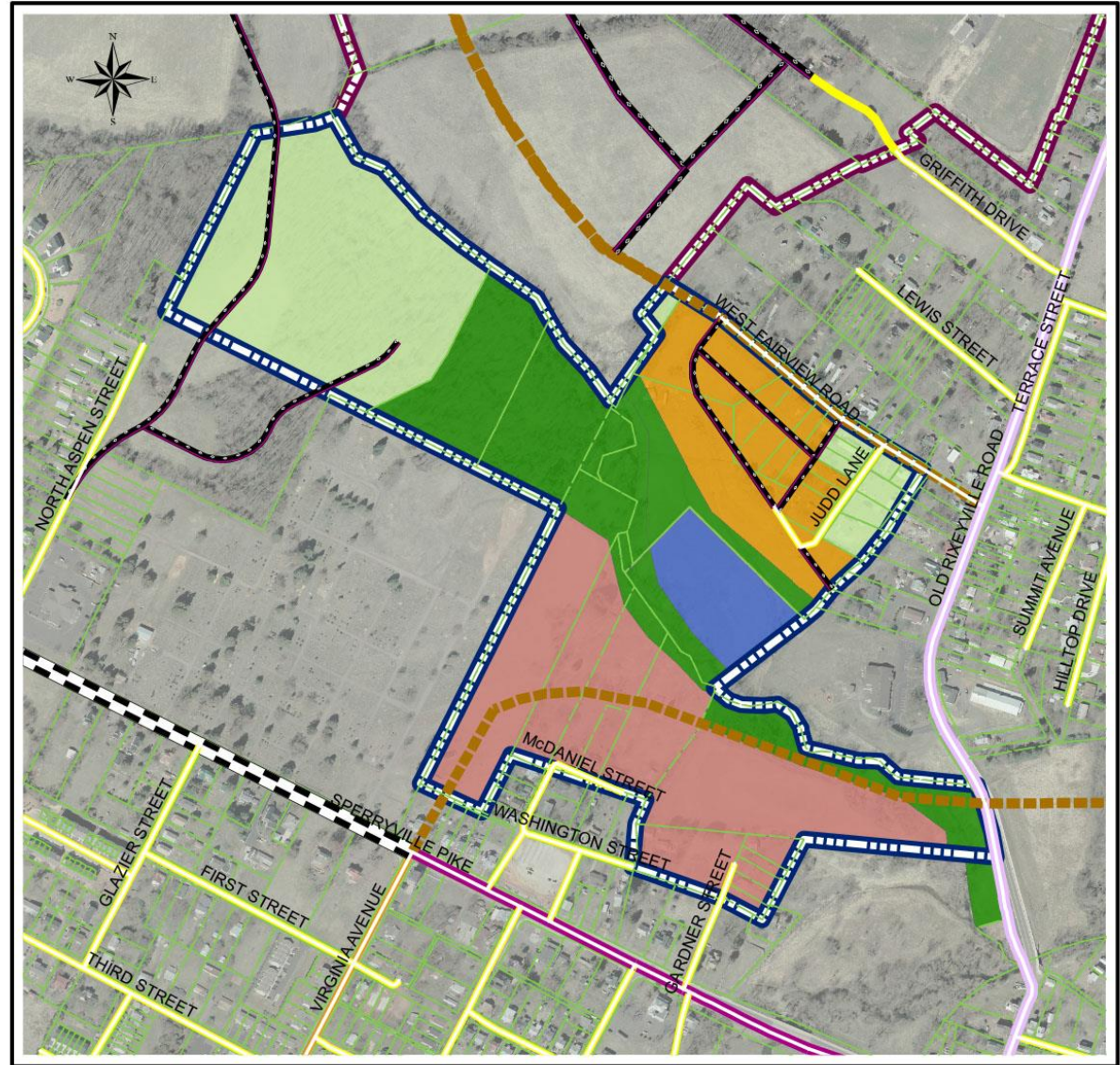
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Town Growth Areas #2

Growth area 2 is located off Route 522 and Old Rixeyville Road:

- 64 acres;
- Currently, no site plan exists for development.
- Currently zoned residential;
- Comprehensive Plan future land use designates as future Town Center with mixed use land use.
- Given its current zoning and environmental constraints, this area could potentially develop with as many as 200+- residential units.



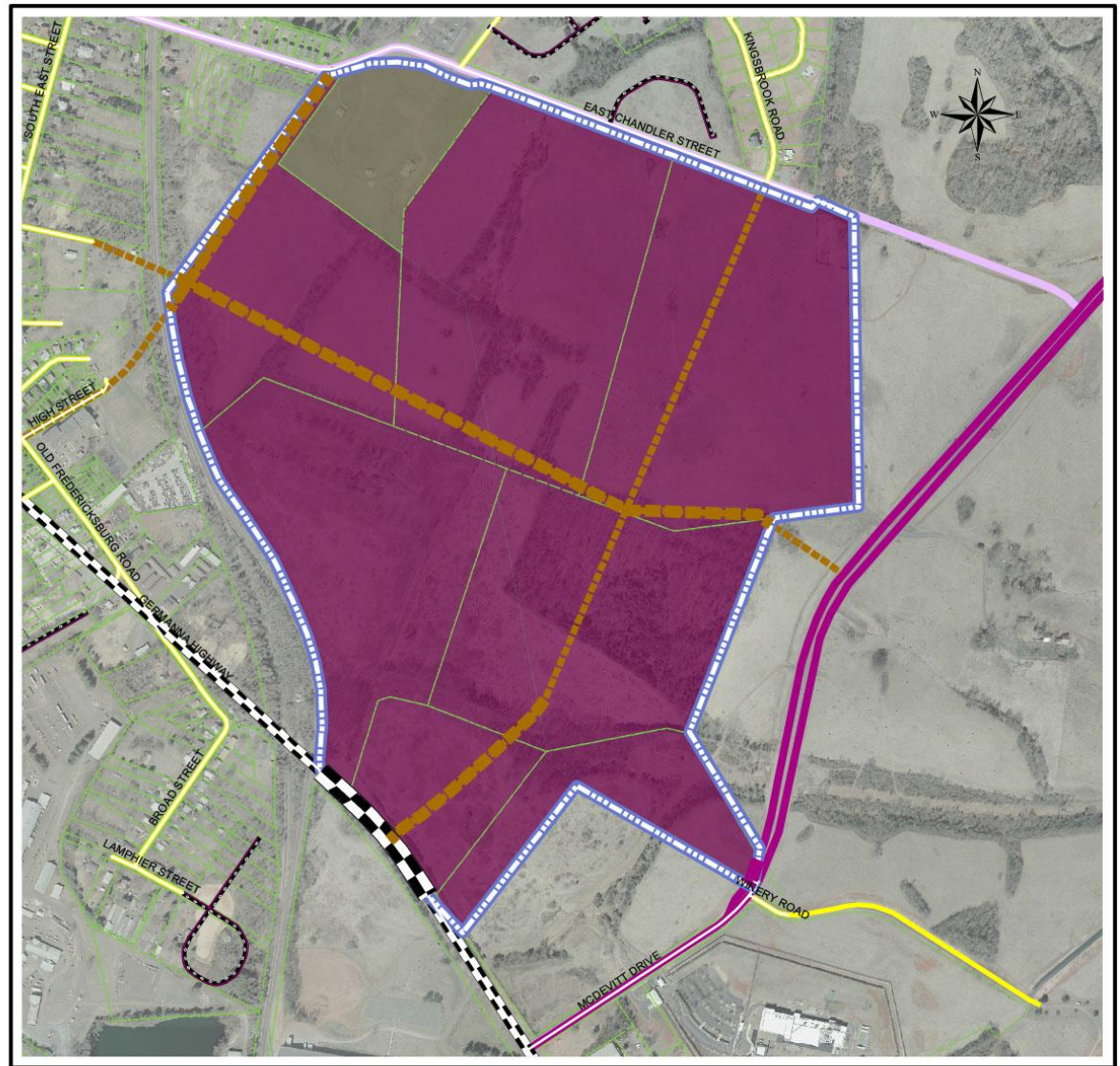
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Town Growth Areas #3

Growth area 3 contains 228 acres east of Downtown Culpeper:

- 228 acres;
- Listed in Pending Developments as Copper Ridge, with 392 residential housing units; however, this was approved as an over 50 community; therefore, no school age children are expected.
- Another pending development is Ridge Pointe – Sec. I & II – with 310 residential units.
- Approved rezoning and site plan on file; no development has occurred.
- The Town's Comprehensive Plan Future Land Use Designation is employment center.



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Town Growth Areas #4

Growth area 4 is located on Madison Road, near Southgate Shopping Center:

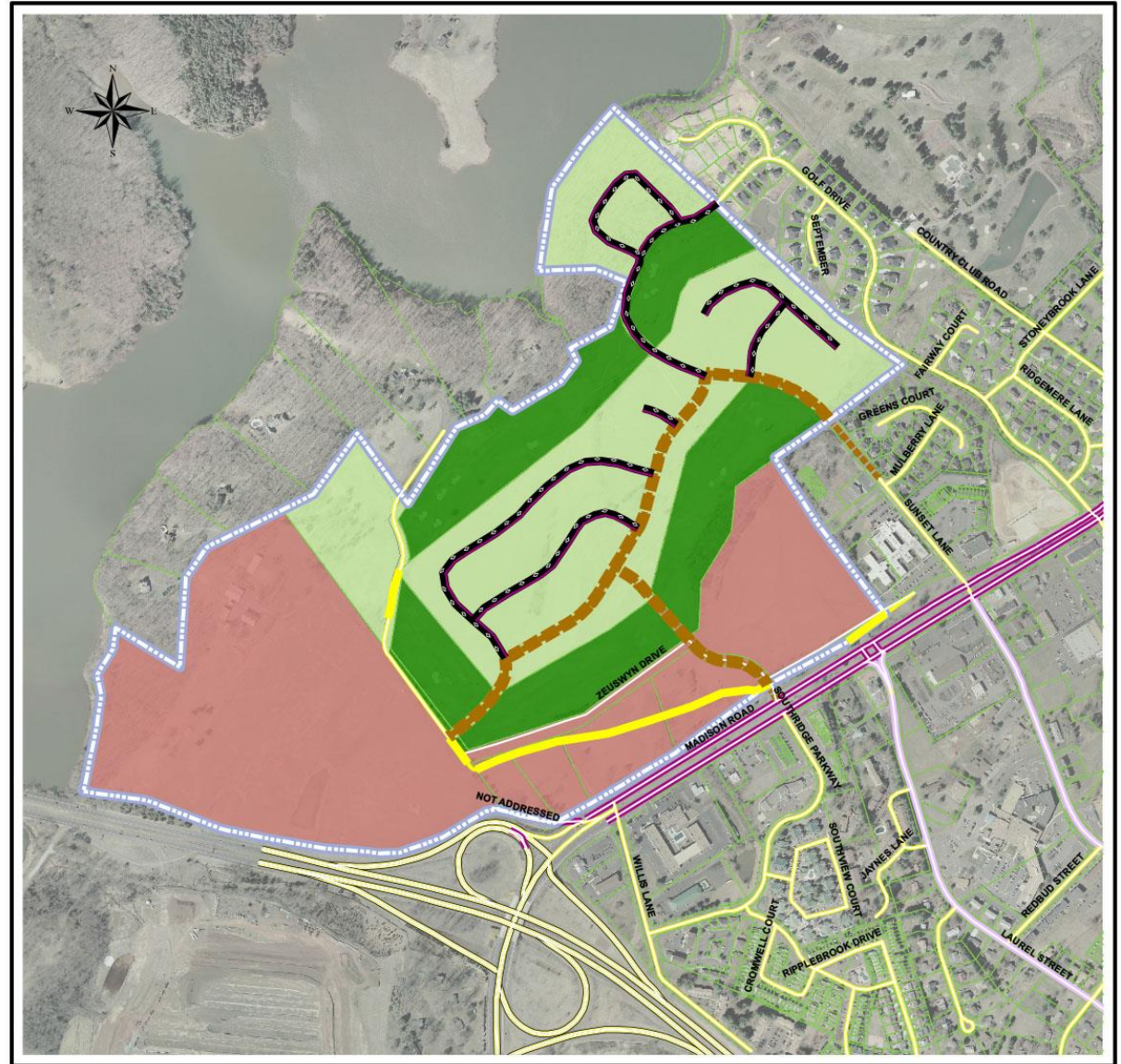
- 42 acres;
- Listed in Pending Developments as Fletcher's Glen with 115 residential housing units.
- No development has occurred.



Town Growth Areas #5

Growth area 5 is located off Madison Road:

- 200 acres;
- Part of this area is listed in Pending Developments as Green on Lake Pelham, with 156 residential housing units.
- The remaining 60+ acres was recently taken into the Town and is currently zoned Residential Estates, which could result in 60 additional dwelling units.
- No development has occurred.
- The Town's Comprehensive Plan, Future Land Use Map, designates this tract as commercial.



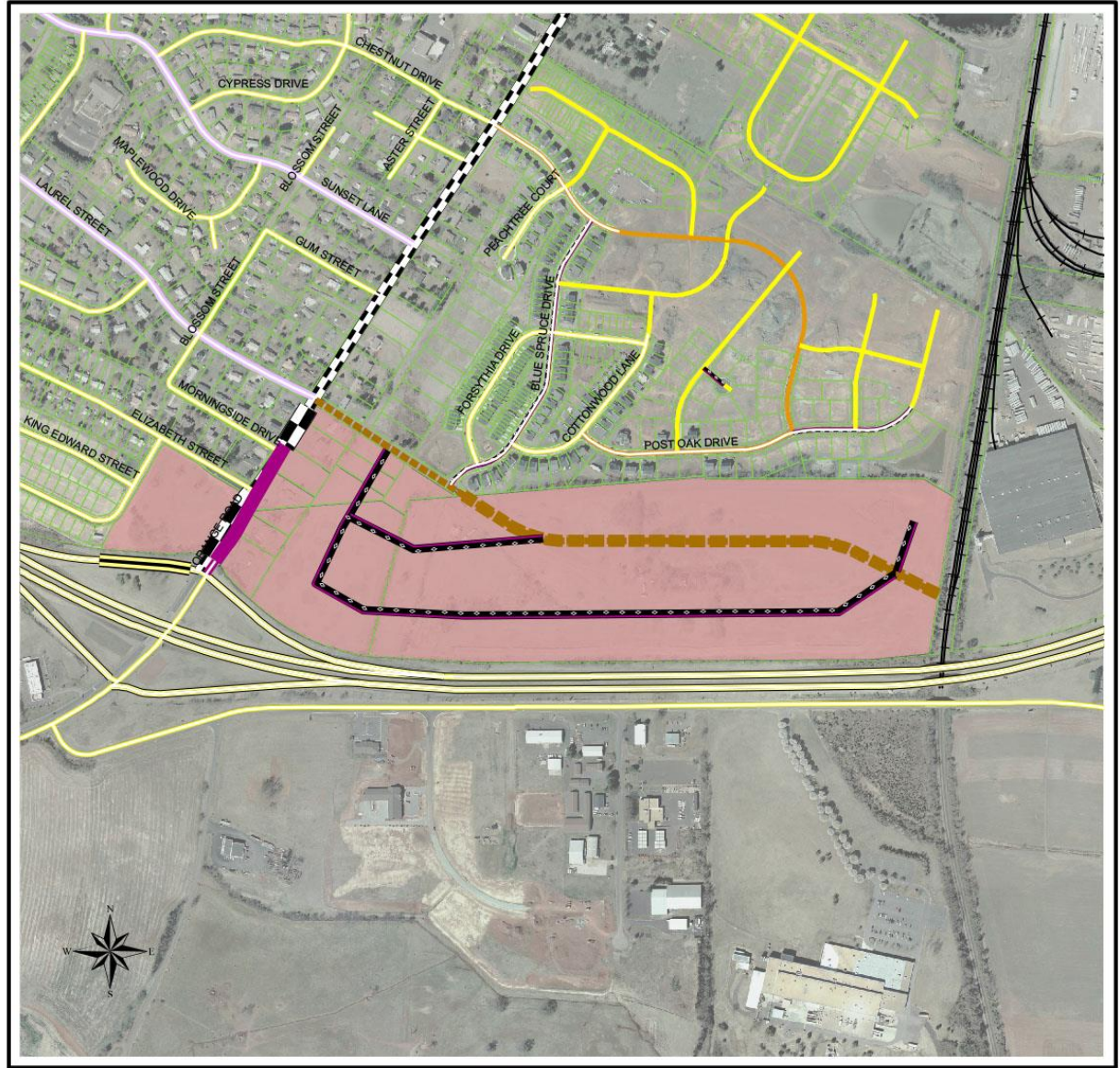
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Town Growth Areas #6

Growth area 6 is located near Route 15:

- 84 acres;
- Under current Residential-Estates zoning, no more than 84 units could be built.
- The Town's Comprehensive Plan Future Land Use Map designates this property as mixed use style development.



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SUMMARY

- The majority of the Town is already developed with committed land uses and/or approved site development plans as shown on the Pending Development Charts.
- The remaining growth of unplanned areas represent a small portion of the Town. Most of these areas are shown in the Comprehensive Plan Future Land Use Section, with a designation of commercial and mixed use development, which is unlikely to result in a large, unplanned increase in the number of residential housing units in Town.
- Some pending developments may change as the Town's Comprehensive Plan Future Land Use Map encourages commercial and mixed use developments for several properties currently zoned agricultural and/or residential.
- This presentation does not include issues regarding redevelopment and/or reinvestment.